


### 3 Bedroom House for Sale in Pegeia, Paphos District

This is a modern state of the art luxury 3 bedroom villa for sale in Pegeia, Cyprus. The villa is close to the renowned blue flag beaches of Coral Bay  and the spectacular landscapes of the Akamas National Park in Pegeia. The villa features a private swimming pool, large terraces, spacious interiors with high-quality finishes. The residents of this beautiful property will be able to enjoy the unobstructed breath-taking views of the Mediterranean Sea.

This is a modern state of the art luxury development of 3, 4- and 5-bedroom villas in Pegeia Cyprus. The development is close to the renowned blue flag beaches of Coral Bay and the spectacular landscapes of the Akamas National Park in P...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>214</b> |
| Covered Veranda        | <b>41</b>  |
| Uncovered Veranda      | <b>18</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>558</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>1719</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>2</b>     |

#### Amenities

- Parking

#### Location

**Location:** Pegeia  
**Coordinates:** **34.880694308586 / 32.361195087433**

Region: **Paphos**

## Price: €706 000 + VAT

VAT for this property is **€64,860** or **€134,140**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€24 840.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 299.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>1311</b>                       | Email      | <b>info@realdeal.cy</b>                          |
| License number      | <b>347/E</b>                      | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone:              | <b>+35725255505, +35794001333</b> |            |  |

## Price change history

€706 000 on Apr 8, 2025



